

**EXHIBIT B - CONDITIONS OF APPROVAL  
DRC2013-00115 / YINGLING**

**Approved Development**

1. This approval authorizes the construction and operation of unmanned wireless communications facility consisting of the following improvements:
  - a. 50' x 50' lease area.
  - b. Three (3) new antenna sectors with three (3) directional antennas per sector mounted at a height of 45 feet above ground level attached to a 50-foot tall artificial pine tree (monopine) with branches extending to 55 feet.
  - c. One 11'-6" x 16'-10.5" prefabricated equipment shelter.
  - d. One 132-gallon diesel generator on a 6' x 13 concrete slab.
  - e. A new 6' tall chain link fence with 12' tall access gate at the lease area perimeter.
  - f. Landscape screening at the lease area perimeter to screen the chain link fence.
  - g. Associated utility trenching for the installation of power and telco lines.
  - h. Improvement of an existing 12 foot wide access road to meet Cal Fire Standards and extending the access road by 500 feet to the proposed site along a 15 foot wide access road.
  - i. An additional 10,816 square feet of site disturbance (190 cubic yards of cut) for the improvements and extensions of the access road.

**Conditions required to be completed at the time of application for construction permits**

***Site Development***

2. **At the time of application for construction permits**, all plans submitted shall show all development consistent with the approved site plan, equipment plan, antenna layout plan, and architectural elevations.

***Fire Safety***

3. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to, those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated July 23, 2014.

***Aesthetic/ Visual Resources***

4. **VR-1 At the time of application for construction permits**, the construction drawings shall show the following specifications:
  - a. The monopine shall be designed and constructed to appear as an organic, non-symmetrical form, with varying branch lengths and shapes and "needle" clusters installed in random, seemingly natural-occurring patterns. The branch lengths shall taper up the monopine "trunk" and the longest (lowest) branches shall begin at a sufficient elevation to blend with the existing tree line as viewed from all surrounding public roads
  - b. The monopine "needles" shall not be all one color. Varying shades of hues shall be used appropriately to replicate a living plant. Monopine colors shall be field matched with the existing adjacent on-site mature oak trees.

## ATTACHMENT 2

- c. The monopine shall include realistic appearing color and texture treatments for the entire lengths of the faux branches and the upper 40 feet (i.e. top half) of the trunk.
  - d. Antennas shall be hidden and not extend beyond the ends of the artificial branches. Antennas and associated support arms and hardware shall be textured and or colored to blend with the monopine branches and needles.
  - e. The equipment shelter shall be designed to match the existing agricultural and rural residential setting. It shall be constructed with realistic-appearing faux aged-wood and painted a non-reflective earth-tone color.
5. **VR-2** At the time of application for construction permits, the applicant shall submit accurate scaled engineering and architectural drawings of the monopine exactly as proposed. Monopine plans shall not include generic illustrations of a typical monopine. The drawings shall include elevations and plan views. Monopine plans shall include specific dimensions of all faux branches, needles, needle clusters, including spacing and arrangements for each component that will be used on the project. Once approved, the monopine plans shall be specifically used (in conjunction with approved color and material samples and other related documents) as a basis for assessing condition compliance during construction. The plans, specifications and estimates and construction schedule shall provide for revisions and corrections to the monopine engineering and architectural plans prior to preparation of the final plans.

### **Conditions to be completed prior to issuance of a construction permit**

#### ***Aesthetic/ Visual Resources***

6. **VR-3 Prior to issuance of construction permits**, the applicant shall submit material and color test samples of all visible elements of the monopine to the County Department of Planning and Building for review and approval.

#### ***Air Quality***

7. **Prior to issuance of construction permits**, the applicant shall submit verification to the Planning Department from the San Luis Obispo County Air Pollution Control District that the project has received necessary operational permits for the proposed back-up generator.

#### ***Mitigation Monitoring/Condition Compliance***

8. **Prior to issuance of construction permits**, the applicant shall include a "condition compliance" sheet on the construction plans that include a complete copy of the final conditions of approval for the project.
9. **Prior to issuance of construction permits**, the applicant shall identify a Mitigation Compliance Coordinator (MCC) to ensure all conditions of approval and mitigation requirements are met. The MCC shall be the County's contact and shall be responsible to ensure all mitigation requirements are met. A pre-construction meeting shall take place between the MCC and the County to review the application and establish the responsibility and authority of the participants.

***Fire Safety***

10. **Prior to issuance of construction permits**, the applicant shall obtain and implement a "Fire Safety Plan" that has been approved by CAL FIRE, and all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

***Site Restoration***

11. **Prior to issuance of construction permits**, the applicant shall post a performance agreement and financial instrument with the County in a form approved by County Counsel and in an amount commensurate with the cost of facility removal and site restoration. The performance bond shall be released by the County at the time the facility is removed and the site is restored.

**Conditions to be completed during project construction**

***Cultural Resources***

12. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
  - a. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be evaluated by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. The applicant shall implement the mitigations as required by the Environmental Coordinator.
  - b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

***Fire Safety***

13. **During construction**, activities that pose an ignition source will have to comply with fire safety laws. This includes welding activities and use of heavy equipment. All equipment must be in compliance. Consideration of fuel breaks or other treatment shall occur in construction area. If a fire ignites due to construction activities the responsible party may be liable for suppression costs.

**Conditions to be completed prior to occupancy or final building inspection / establishment of the use**

14. **Prior to final inspection**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of approval.
15. The facility shall not be operated until all conditions of approval have been met and all required building permits have received final inspection.

***Aesthetic/Visual Resources***

16. **Prior to final inspection**, the applicant shall paint all visible elements of the facility, including the equipment shelter, to match colors approved by the Department of Planning and Building.

***Explanatory Warning Signs for Occupational Exposures***

17. **Prior to final inspection**, the applicant shall post explanatory warning signs\* to prevent occupational exposures in excess of the FCC guidelines at the site on all sides of the surrounding fencing and antennas such that they would be readily visible from any angle of approach to persons who might need to work near the antennas. In addition the signs shall inform workers and possible hikers to remain outside the fences or deactivate the site before working within 7 feet of the antennae. (\*Warning signs should comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas.)

***Mitigation Monitoring/Condition Compliance***

18. Prior to final inspection, the MCC will incorporate the findings of the monitoring effort into a final comprehensive construction monitoring report to be submitted to the County of San Luis Obispo.

***Fire Safety***

19. Prior to final inspection, the applicant shall meet all applicable Cal Fire requirements.

**On-going conditions of approval (valid for the life of the project)**

20. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
21. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.
22. All obsolete or unused facilities shall be removed within twelve months of cessation of the applicant's wireless communications operations on the site. The applicant shall be responsible for the removal of such facility and all associated structures and restoration of the site to pre-project condition. Restoration does not include removal of vegetation planted to provide visual screening. At the time the use of the facility is discontinued the owner of the facility must notify the Department of Planning and Building.

***Access***

23. Site access for construction and maintenance shall be from existing roads only. Road improvement shall be the minimum necessary to comply with Cal Fire requirements.

## ATTACHMENT 2

### ***Aesthetic/Visual Resources***

24. The approved colors and materials (including, but not limited to, the exterior of the equipment shelter) shall be maintained for the life of the project. Repainting and maintenance shall occur as necessary.
25. If new technology is developed that reduces the impacts of the proposed project, the applicant agrees to install such improvements within 6 months of notification by the county.

### ***Co-location***

26. The applicant agrees to allow other carriers to co-locate at this site, if technically feasible, subject to land use permit approval.

### ***Electric and Magnetic Fields***

27. The facility shall be designed and operated to ensure that power densities received from transmissions, with all transmitters at the site transmitting at full power, will comply with federal law and regulation.

### ***Lighting***

28. No exterior lighting is approved for the project.

### ***Noise***

29. All facilities shall be operated to ensure noise generated is not audible from adjacent residential parcels.
30. Routine testing of the back-up generator shall be restricted to a maximum of 15 minute per week between the hours of 10 am and 1 pm on Monday, Wednesday, or Friday.
31. The proposed project generator, Generac Industrial Power Systems Model SD030, shall be equipped with the Standard Enclosure that results in a reference noise level of 77 dB at 23 feet.